

City Council Meeting No. 15-2013

Addeds

Tuesday, June 4, 2013

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MOTIONS OF CONGRATULATIONS, RECOGNITION, SYMPATHY, CONDOLENCES AND SPEEDY RECOVERY

The consent of Council is requested for the **addition** of the following motions:

Motion of Congratulations

- (1) Moved by Mayor Gerretsen
Seconded by Deputy Mayor Paterson

THAT the congratulations of Kingston City Council be extended to Brian Cookman, on receiving the Governor General's Order of Merit, on May 24. This honour recognizes Brian's outstanding community service over his 34-year career in policing.

- (2) Moved by Councillor Neill
Seconded by Mayor Gerretsen

THAT the congratulations of Kingston City Council be extended to Kelly Dear, who will receive the Queen's University Baille Award for Excellence in Secondary School Teaching, on June 6. This award allows graduating students at Queen's to nominate a post-secondary teacher who was influential in their path. Kelly is one of five teachers across the country to receive this award.

DELEGATIONS

The consent of Council is requested for the **amendment** of Delegation No. (1), to insert "Mr. John Coleman, President & Board of Directors, Cataraqui Archaeological Research Foundation", to read as follows:

- (1) Mr. John Coleman, President, Board of Directors, Cataraqui Archaeological Research Foundation Kingston Archaeological Centre and Mr. Kip Parker, Executive Director, Cataraqui Archaeological Research Foundation Kingston Archaeological Centre, will speak to Council in regards to Clause (3), Report No. 80, Received from CAO (Recommend), Cataraqui Archaeology Research Foundation Emergency Funding request.

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REPORTS

REPORT NO. 79: RECEIVED FROM THE CHIEF ADMINISTRATIVE OFFICER (CONSENT)

The consent of Council is requested for the **addition** of the following Exhibit to Clause (f), Report No. (79), Received from the Chief Administrative Officer (Consent):

“Rideau Hieghts Community Renewal Plan, Background Information Report”, Report No. 13-138 of the Commissioner of Community Services concerning the Award of Contract for Consulting Services – Rideau Heights Regeneration Strategy, F31-CS-HD-2013-2.

(Note: A copy of the Exhibit is attached as Schedule Pages 4 - 17)

REPORTS (CONTINUED)

REPORT NO. 80: RECEIVED FROM THE CHIEF ADMINISTRATIVE OFFICER (RECOMMEND)

The consent of Council is requested for the **addition** of Exhibit A to Clause (3), Report No. (80), Received from the Chief Administrative Officer (Consent):

“Cataraqui Archaeological Research Foundation”, Exhibit A of Report No. 13-221 of the Commissioner of Sustainability and Growth concerning the Cataraqui Archaeology Research Foundation.

(Note: A copy of Exhibit A is attached as Schedule Pages 18 - 20)

REPORTS

REPORT NO. 82: RECEIVED FROM THE ARTS, RECREATION, AND COMMUNITY POLICIES COMMITTEE

The consent of Council is requested for the **amendment** to the recommendation of Clause (2), Report No. 82, received from the Arts, Recreation and Community Policies Committee, to read as follows:

THAT Council approve the design for Breakwater Park; attached as Exhibit A to Report No.: ARCP-13-007; and

THAT Council approve the design for the adjacent King Street Water Plant Dock Site, attached as Exhibit B to Report No.: ARCP-13-007; and

THAT Council authorize staff to enter into negotiations to amend the current license agreement, if required, with Queen’s University for the pathway improvements and public access on their lands; and

THAT the Mayor and Clerk be authorized to sign a license amending agreement, if required, in a form satisfactory to the Director of Legal Services.

(Note: The suggested changes to this recommendation are highlighted in bold.)

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COMMUNICATIONS

Referred to City Clerk

- 15-268 From Hal Cain, Events Director, Cycle Kingston, Inc., asking that Council proclaim June 2 - 9, 2013 as "Cycling Week" in the City of Kingston.
(File No. CSU-M10-000-2013)
(Distributed to all Members of Council on May 31, 2013)



Clerk's Department
MEMORANDUM

TO: Mayor and Members of Council

FROM: John Bolognone, City Clerk

DATE: May 31, 2013

SUBJECT: Additional Exhibit Report No. 13-213 – June 4th Council Meeting

Please find attached a copy of the following Exhibit which will form part of Report No. 79, Clause (f) of the Chief Administrative Officer (Consent) on the Agenda for the Council meeting on June 4th.

- Rideau Heights Community Renewal Plan, Background Information Report, Report No. 13-138 of the Commissioner of Community Services concerning the Award of Contract for Consulting Services – Rideau Heights Regeneration Strategy, F31-CS-HD-2013-2.

If you have any questions, please contact me.

Sincerely,



John Bolognone
City Clerk

/h

c.c Corporate Management Team
Mr. Kevin Arjoon, Deputy City Clerk

Rideau Heights

Community Renewal Plan

Background Information Report

Prepared by:

City of Kingston
Housing Department

March, 2013

1. INTRODUCTION

1.1 Background

The City of Kingston's Housing Department acts as Service Manager for the administration of social housing programming within the City of Kingston and the County of Frontenac. As Service Manager, the Housing Department is legislatively responsible for maintaining 2,003 rent geared-to-income dwellings within the service area for the occupancy of individuals and households meeting the eligibility requirements as established by the Province. There are 16 non-profit housing providers who own and operate the service area's rent-geared-to-income housing stock in addition to maintaining other affordable housing units.

While the various housing providers work hard to maintain appropriate health and safety conditions and property aesthetics, building age and the limited revenue generated from low levels of rental income impose particular property maintenance challenges. In addition, social housing providers manage a variety of unique circumstances arising from the concentration of individuals facing challenging socio-economic situations. The Rideau Heights neighbourhood includes a concentration of social housing stock and is a community that is statistically disadvantaged in terms of education, employment, health, and income levels as reflected through census data and other reporting. This geographic concentration of social housing and the related socio-economic disparities is not unique to Kingston and the Rideau Heights neighbourhood. Numerous Canadian cities are currently reconsidering their concentrations of social housing stock which tends to be a product of previous senior level governmental initiatives which created large standardized housing projects. Since the 1990's, the redevelopment of social housing has transitioned from renovation and changes in site design to more intensive reconstruction efforts to address deteriorated physical building conditions and designs/layouts, existing social conditions, and the changing needs of tenants and/or households on the waiting list.¹

Recognizing the apparent neighbourhood challenges, the Municipal Housing Strategy adopted by Council in 2011 includes a recommendation that the Rideau Heights neighbourhood be used as a pilot project for asset renewal with the intent of applying the lessons learned to other social housing sites throughout the City. To implement this initiative, the 2011-2014 Strategic Plan for the City acknowledges one of Council's priorities is to develop proactive community plans. Within this priority area Council has

¹ 2011, CMHC: Social Housing Redevelopment and Regeneration in Canada: Eight Case Studies

provided direction to develop a community renewal plan for Rideau Heights within the 2013-2014 timeframe. As a significant landowner within the study area, the Kingston Frontenac Housing Corporation (KFHC) has established a commitment to the project within their 2012-2014 Strategic Plan which provides direction to partner with the City to pursue asset renewal and community development innovations. Given this direction from multiple key stakeholders, a community planning process is now being proposed which will bring together various City departments, community organizations, local households, and professional consulting expertise to develop a financially viable community renewal plan for the Rideau Heights neighbourhood.

1.2 The Rideau Heights Community

Rideau Heights is a formally defined area within the City's neighbourhood structure and encompasses a large geographic area extending from Highway 401 to the north, the Cataraqui River to the east, Joseph Street to the south, and Division Street to the west. The neighbourhood boundary as delineated by the City reflects census dissemination areas which are generally defined by major roads and topographical features. From a historical and community perspective, the Rideau Heights neighbourhood comprises a smaller subset of this area generally consistent with the lands between the railway tracks to the south and Highway 401 to the north and between Division Street and Montreal Street. At the centre of this area is a concentration of social housing stock and lower market rental apartment units located within the vicinity of Shannon and Headway Parks.

The residential building forms within this core area typically include row house and low-rise apartment development. The apartment buildings and row houses are typically surrounded by common green spaces and parking areas. Some of the homes front onto public streets with other units fronting onto internal walkways and parking areas. To the north and south of the social housing core area are typically lower density residential neighbourhoods comprised of single and semi-detached homes. The neighbourhoods surrounding the social housing core area are generally comprised of well maintained single and semi-detached homes which serve to contrast the social housing properties where building condition and property maintenance issues are apparent.

Despite the relative close proximity of Rideau Heights to Kingston's core urban area, the neighbourhood is physically separated from the remainder of the City by railway tracks which traverse the southern extent of the community in an east-west manner. To cross the railway tracks, elevated roadway crossings are provided at Division Street and Montreal Street. In the past the physical isolation of Rideau Heights has imposed particular challenges related to meeting day-to-day commercial and service needs due to limited commercial opportunities available within the immediate community. With the recent and ongoing development of commercial uses within the vicinity of the Highway

401 and Division Street interchange, local goods and service retailing is contributing to the convenience and amenity of the neighbourhood. Most notably, the opening of a major grocery store in recent years has addressed the challenge of residents accessing a healthy retail food source.

Despite the socio-economic challenges of the neighbourhood, Rideau Heights is known to be an engaged community both in terms of formal community organizations and informal neighbourhood networks.² Combined with the efforts of social service providers acting in the neighbourhood, it is anticipated a community renewal planning process will benefit from the experience, knowledge, and networks of established community organizations and local social service agencies.

1.3 The Opportunity

In conjunction with other City departments, local housing providers, community members, and other representative organizations, the City is seeking to embark on a community planning process with the intent of revitalizing the Rideau Heights neighbourhood. Based on the array of stakeholders involved and the existing relationships with the social housing providers, the City's Housing Department is well positioned to coordinate the project and liaise between the various stakeholder groups. While the goals and objectives of the revitalization planning will be determined through the project's analysis and consultation processes, it is anticipated that a revitalized Rideau Heights will contribute to addressing the various socio-economic challenges that face the community today. A successful community renewal planning process will engage stakeholders and rely on professional expertise to identify opportunities to overcome existing challenges and facilitate the renewal of the Rideau Heights community.

At a broad level, it is anticipated the renewal plan will include at a minimum a community development plan identifying preferred land use arrangements, built form character, transportation connections, tenure recommendations, appropriate densities, and an assessment of servicing capacity and capital upgrade requirements. While it is not likely that the plan will result in the full-scale rebuilding of the community, recommendations for redevelopment should support the goals of community improvement as well as prove to be financially sound. To ensure a financially viable model is achieved and to assist in subsequent implementation, an essential component of the project will be a business and phasing plan assessing the financial viability of the

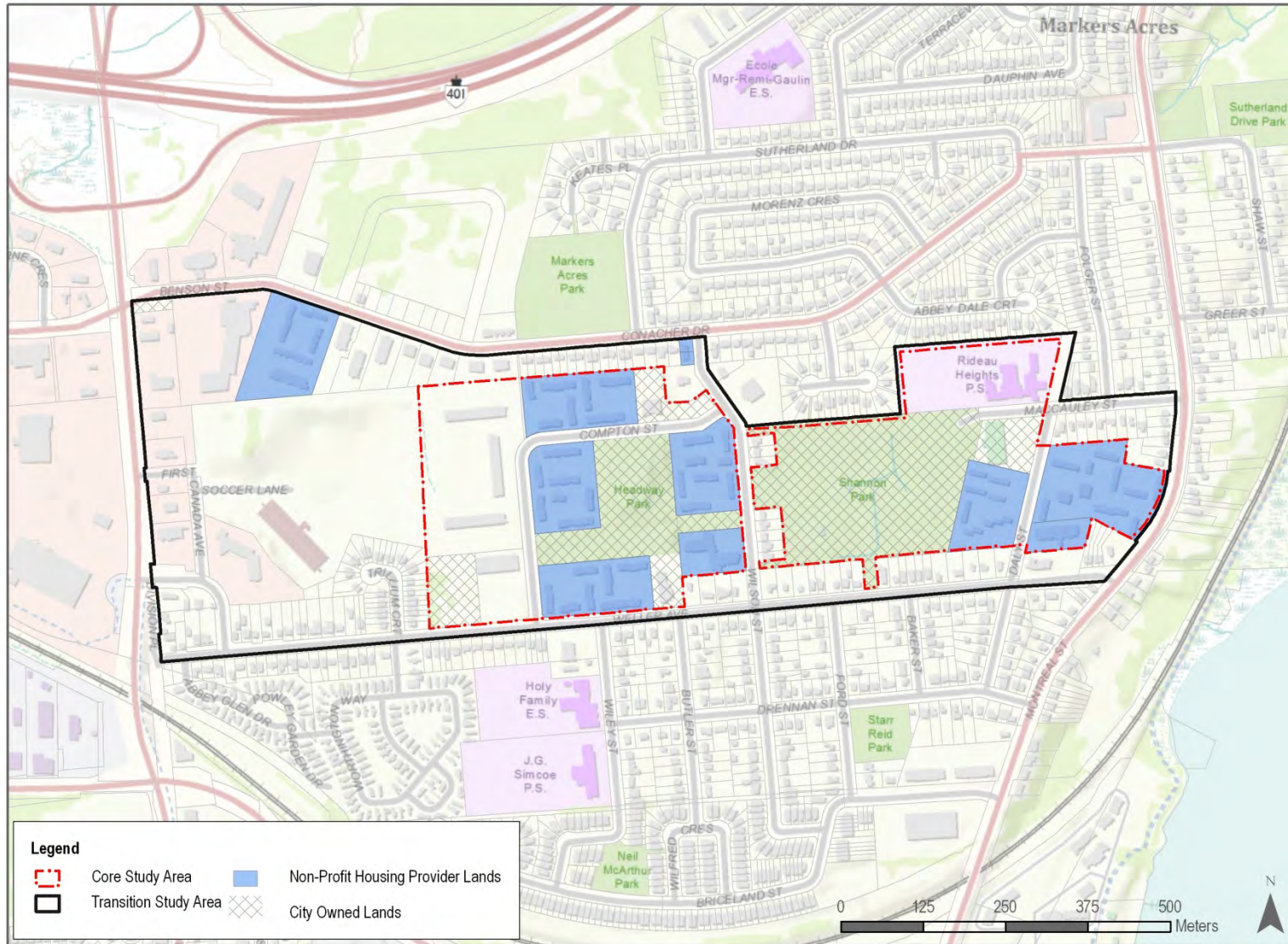
² 2007, City of Kingston – A Community Engagement Strategy for Rideau Heights and the Wally Elmer Centre Community Hub: prepared by Public Interest Strategy & Communications

suggested capital improvements and land development options which are to be pursued through a phased approach.

Of particular benefit to the renewal planning for the Rideau Heights neighbourhood is the fact that a large contiguous block of land comprised of various parcels is owned by the City and the KFHC. In terms of evaluating potential redevelopment options, the existing ownership arrangement provides benefits such as land assembly opportunities and phasing coordination. Of note, KFHC has recently completed a comprehensive Building Condition Assessment (BCA) evaluating the existing condition of the building stock including the identification of capital improvement requirements. This information will assist in evaluating the future course of action for each property being one of: maintain as is, renovate, or replace.

KFHC manages approximately 500 units within the study area as illustrated in Figure 1. The figure also highlights KFHC properties in relation to the configuration of the neighbourhood. Of note, the study area contains approximately one quarter of the social housing units that are required to be maintained within the City of Kingston and County of Frontenac. It is anticipated the revitalization planning efforts will focus on the neighbourhood core area which is generally comprised of the social housing and City park land at the core of the Rideau Heights neighbourhood. To facilitate the subsequent neighbourhood analysis, the study area has been divided into the *Core Study Area* and the *Transition Study Area*. The purpose of defining these two different study areas is to allow for the more detailed land use and design recommendations to be focussed on the *Core Study Area* while recognizing the importance of the neighbourhood's interfaces and connections to the broader community through the *Transition Study Area*.

Rideau Heights Regeneration - Study Area and its Context



Prepared by the City of Kingston Housing Department, November 2012

Figure 1: Study Area and Context
City of Kingston – Housing Department

The renewal planning process should consider the relationship of the Core Study Area to the surrounding community and seek to facilitate connections by way of the Neighbourhood Transition Area.

Figure 2 provides a more detailed view of the Core Study Area illustrating the arrangement of the existing social housing lands in relation to the roadway network and other neighbourhood amenities including parkland, a local public school, and the Wally Elmer Neighbourhood Centre.



Figure 2: Core Study Area

1.4 Recent Community Initiatives

The City of Kingston is currently undertaking a planning and redevelopment process for the rejuvenation of the Wally Elmer site and Shannon Park, both public amenities which are important facilities to the Rideau Heights community from a local recreational, community/skills development, and programming perspective. The redevelopment on these facilities has undergone significant consultation exercises which will support the design of capital improvements and future programming. In addition, the City is in discussions with the Limestone District School Board to create synergies through the coordination of shared programming spaces and facilities. Also of note, through previous facilities planning efforts, the Kingston Frontenac Public Library has identified the need to open a library branch in the Rideau Heights neighbourhood. The combination of these coordinated community development projects will lead to the creation of a recreational and social neighbourhood hub which will assist in defining the neighbourhood.

Another neighbourhood initiative proposed by KFL&A Public Health will address existing barriers and future opportunities regarding physical activity as it relates to the built environment and the health of the Rideau Heights neighbourhood. It has been noted that lower-income households in Kingston experience poorer health and are more susceptible to experiencing chronic health conditions in relation to higher-income households.³ Recent and historic census data and anecdotal evidence indicates Rideau Heights is an economically disadvantaged neighbourhood in relation to other areas of the City. KFL&A Public Health anticipates being awarded a grant which will fund the preparation of the Rideau Heights Physical Activity Policy Mobilization Plan. The Plan will include a community based audit of existing physical barriers to identify built environment recommendations and public policy approaches to address community health. The recommendations of the plan will support the renewal planning for the Rideau Heights neighbourhood as opportunities to include physical activity through neighbourhood design can be included within neighbourhood renewal options.

Given these ongoing efforts, the Rideau Heights neighbourhood revitalization process is a timely project as it aligns well with other ongoing projects which seek to enhance the quality of the community in terms of access to recreational and service amenities and opportunities to improve levels of physical activity and health.

³ 2011 Deprivation Index, prepared by Kingston Community Roundtable on Poverty Reduction

2.0 REDEVELOPMENT PLANNING PROCESS

2.1 Scope of Work

In order to achieve the community renewal objectives which will be defined through the project's consultation and analysis processes, it is anticipated that the project will unfold through the following three key components:

- **Community and Stakeholder Engagement** – to define the goals and objectives for community renewal while gathering local experience and knowledge to be incorporated in the development options; consultations to include local residents, local housing providers, community organizations, social service providers, City departmental staff, and other organizations that operate in the neighbourhood.
- **The Development Plan** – an analysis of existing conditions and the incorporation of information from consultation processes and best practices to address:
 - preferred options for existing housing sites (replace, renovate, retain as existing)
 - options for including a mix of market (ownership) and rental units; preferred tenure proportions to be achieved on a site-by-site and neighbourhood basis; unit sizes, special needs accommodation, and aging in place/seniors accommodations
 - incorporation of sustainable neighbourhood design elements including stormwater attenuation, energy, transportation, water and wastewater servicing, pedestrian and bicycle connections (perhaps within the LEED Neighbourhood Development or equivalent framework)
 - improvements to public realm including streetscapes and sidewalks, parklands, access to public amenities and services
 - preferred built form and development densities
 - potentials for incorporating mixed uses
 - required infrastructure improvements to support preferred development option (e.g. stormwater, water and sewer, new roadways, etc.)
 - Crime Prevention Through Environmental Design (CPTED)
- **The Business and Phasing Plan** – identifying the financial viability and phased implementation for the preferred development option addressing:
 - opportunities to capture value from land and/or leveraging existing assets to fund renewal;

- development of pro forma and financial cash flow analysis evaluating financial feasibility for implementing the preferred development option
- analysis of phasing to address financial realities while maintaining required unit counts
- strategy to maintain required level of service (i.e. required number of units) either on-site or through the distribution to other areas of the City
- tenant relocation/temporary accommodation strategy

In preparing this background report, Housing Department staff have reviewed supporting materials and corresponded with other municipalities and organizations that have undertaken similar social housing renewal planning processes. The anticipated project components are generally consistent with the successful experiences of these other organizations. Of note, a project of this scope is somewhat unique for a City of Kingston's size. While neighbourhood renewal models in larger urban areas have benefited from central locations and associated high land values, a viable renewal model for Rideau Heights will have to address the realities of the local land economics in a medium sized City.

2.2 Project Schedule

The following table provides a preliminary schedule for the delivery of the project. The schedule assumes a 10 month project timeline from initial consultations, analysis, and refinement to final presentation of the preferred Development Plan and supporting Business Plan. It is noted this timeline is preliminary and flexible to accommodate the specific needs of the project as appropriate.

Coordination with City departments to assist in establishing project scope (i.e. identify specific issues to be addressed through the project)	October – November, 2012
Prepare and submit report to Council requesting authorization to officially commence project	January, 2013
Release Request for Proposals to provide professional consulting expertise	March, 2013
Award project to selected consultant team	April, 2013
Commence project analysis and background review	April, 2013
Conduct initial community/stakeholder consultations	April – June, 2013
Preparation of preliminary development options and	June – August, 2013

preliminary business/financial plan	
Presentation of preliminary development options and consultations	September - November, 2013
Refinement of preferred development option and business/financial plan	December – January, 2013-2014
Presentation of refined development plan	February, 2014
Finalization of development and business/financial plan	March, 2014
Presentation of recommended development plan and delivery of business/financial plan	April, 2014

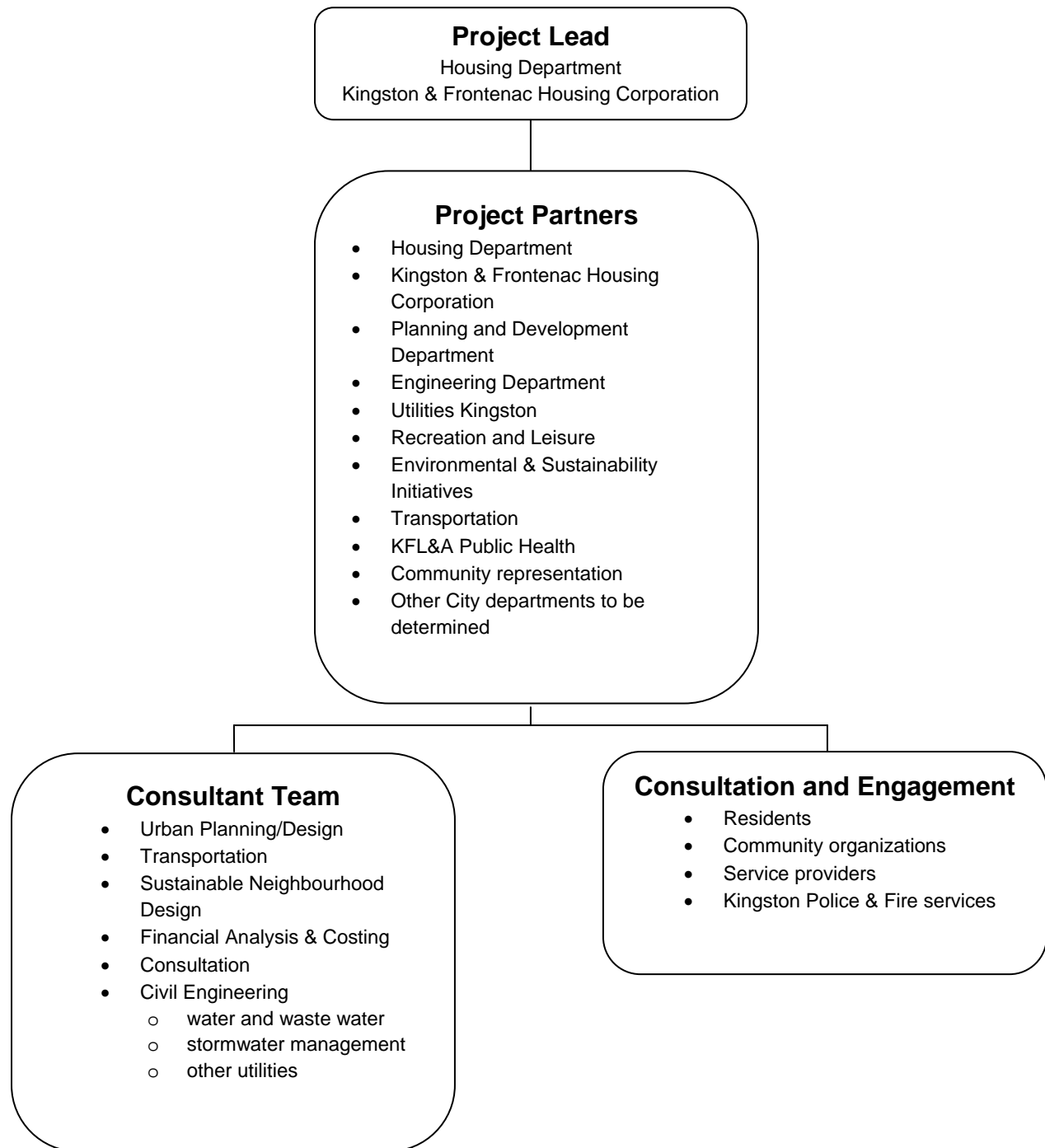
2.3 Project Administration

The project will be led by City of Kingston Housing Department staff. KFHC will provide a significant supporting role in the project due to the large amount of land and the number of units maintained within the study area. A project steering committee will be created and comprised of City departmental staff, KFHC staff, and select representatives from other key stakeholder groups.

Through a Request for Proposals process, a consultant team will be selected to provide professional expertise related to the key component areas of the project. It is anticipated the successful consulting team will consist of professionals with expertise in urban planning/design, civil engineering, sustainable neighbourhood design, transportation, financial analysis and costing, and community consultation.

The following graphic illustrates the arrangement of project’s working structure.

Project Organization Chart



2.4 Implementation

Should the Development Plan and Business Plan propose a financially viable development option that meets the goals and objectives of the project, the next step would be to pursue the required municipal planning approvals to establish the required land use policy and regulatory framework. Subsequent implementation phases would

likely include coordinating City funded capital improvements and pursuing construction/renovation work to be conducted by KFHC and/or in partnership with a private developer(s).



Clerk's Department
MEMORANDUM

TO: Mayor and Members of Council

FROM: John Bolognone, City Clerk

DATE: May 31, 2013

SUBJECT: Exhibit A of Report No. 13-221 – June 4th Council Meeting

Please find attached a copy of the following Exhibit A which will form part of Report No. 80, Clause (3) of the Chief Administrative Officer (Recommend) on the Agenda for the Council meeting on June 4th.

- Cataraqui Archaeological Research Foundation, Exhibit A of Report No. 13-221 of the Commissioner of Sustainability and Growth concerning the Cataraqui Archaeology Research Foundation.

If you have any questions, please contact me.

Sincerely,



John Bolognone
City Clerk

/lh

c.c Corporate Management Team
Mr. Kevin Arjoon, Deputy City Clerk



CATARAQUI ARCHAEOLOGICAL RESEARCH FOUNDATION

611 PRINCESS STREET, KINGSTON, ONTARIO K7L 1E1
 TEL/FAX (613) 542-3483 • EMAIL: carf@carf.info • WEBSITE: www.carf.info

29th May, 2013

RE: Request for Funding Assistance

To: Mayor and Members of Council, Corporation of the City of Kingston

Mayor and Members of Council

After devoting 30 years to serving the people and community of Kingston, the Cataraqui Archaeological Research Foundation (CARF) finds itself without sufficient funding and revenues to continue providing archaeological services and educational programming, and faces imminent closure of its museum, library, and archive, and the dispersal of its extensive archaeological collection. As a result, the Board of Directors of CARF is requesting one-time funding assistance of City Council.

The CARF repository, one of only three of its kind in Ontario, involves not only the City but also Provincial interests and responsibilities. The repository collection holds over one (1) million artifacts in 1,000 boxes, as well as an extensive collection of archaeological field notes, maps, photographs, and drawings, an artifact type collection, and paper and electronic databases. Additionally, the collection includes 150 land registry books for the City of Kingston, and former Pittsburgh and Kingston Townships, and 60,000 original land deeds dating back to 1790. CARF also runs a resource library, and a museum of archaeology.

The artifacts in the collection were found in a number of major archaeological excavations around the City. This collection is of vital importance to the community in understanding its past, as well as accepting the present and preparing for the future of the City of Kingston. CARF holds the artifacts and records that pertain to Fort Frontenac, Fort Henry, and Fort Frederic, Molly Brant, Royal Military College, Canada's Penitentiary Museum grounds and Market Square. CARF is an integral part of Kingston's living history.

CARF is an active employer in the City of Kingston. It employs four full-time staff members, field crew personnel as needed for archaeological excavations and up to five summer students each year through three granting agencies. It provides internships, placement and volunteer positions for college and university students. Volunteers from the community perform in excess of 1,000 hours of work each year helping to manage aspects of the collection while gaining valuable skills in archaeology, museology, and other related fields. CARF is an active member of the Kingston Association of Museums, Art Galleries and Historic Sites, Inc. (KAM).

Over the last seventeen (17) years CARF has provided a summer archaeological experience to over 900 children and adults who have participated in real archaeological excavations where artifacts are unearthed under the supervision and guidance of CARF's own archaeologist. A number of Ontario's archaeologists gained significant experience working at CARF.

The Cataraqui Archaeological Research Foundation is currently facing a situation where the financial health of the organization is at risk. As a result, the archaeological services, the educational programming, its museum, library and archive, and the extensive archaeological collection are also at risk and in danger of being lost to the Kingston community.

CARF is requesting one-time funding assistance from the City of Kingston. This funding assistance would provide CARF with the financial resources to continue to maintain its role in the community while it completes a new business plan and review its organizational structure. The business plan and potential re-organization will recognize the changing archaeological context in the City of Kingston with respect to the practise of archaeology and the maintenance of its substantial collection. This exercise is intended to put CARF in a new and sustainable position.

These funds would also allow CARF to complete the documentation of its entire collection, to investigate and define opportunities for further support, to develop a disposition plan for the collection that would provide for appropriate storage models, archaeologist supervision and public accessibility.

It is the intention of both the Board of Directors and the administrative staff of CARF to work with the City Curator and the Managers involved in Growth and Sustainability. The CARF organization, with advice and suggestions from the City of Kingston intends to develop a business plan and model that will ensure that this unique and important part of Kingston's past remains accessible to the people of Kingston.

The Board of Directors of the Cataraqui Archaeological Research Foundation respectfully requests funding assistance from the City of Kingston to allow it to maintain its operation in order to complete this important planning work. The Board appreciates that it is difficult for City Council to arrange unanticipated funding mid-year, however, the financial circumstances that CARF now faces dictated coming before Council at this time rather than later in the year at budget time.

Council's consideration of this request is greatly appreciated.

Sincerely



Kip Parker
Executive Director
For the Board of Directors
Cataraqui Archaeological Research Foundation
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Kingston, ON K7L 1E1
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